



FROM	NAME & TITLE	ERIC W. TISO, SITE PLAN REVIEW COMMITTEE CHAIR
	AGENCY NAME & ADDRESS	LAND USE AND URBAN DESIGN DIVISION DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR
	SUBJECT	SITE PLAN REVIEW COMMITTEE MINUTES FOR FEBRUARY 17, 2010

CITY of
BALTIMORE
MEMO



TO

Captain John Carr, Fire Department
Mr. Ken Sands, Parking Authority
Mr. Kirkland Gabriel, DOT TEC
Ms. Valorie LaCour, DOT Planning
Mr. John Thumbi, DOT Traffic
Mr. Bill Beatty, Department of General Services
Dr. Nollie P. Wood Jr., Mayor's Office
Ms. Miriam Agrama, DHCD Plans Examining
Mr. Geoff Veale, Zoning Administrator
Mr. David Tanner, BMZA

DATE: 23 Feb 2010

In attendance were:

- Eric Tiso, Wolde Ararsa, Melvin Hicks, and Ervin McDaniel for the Department of Planning;
- Capt John Carr for the Fire Department;
- Bill Beatty for the Department of General Services
- John Igwe and Milan Rai for HCD Plans Examining;
- Kirkland Gabriel, and Valorie LaCour for the Department of Transportation;
- Ken Sands for the Parking Authority; and
- James Carroll for the Department of Public Works.

Agenda

1. 4151 Park Heights Avenue – Renaissance Place (Postponed)
2. 1301-015 Boyle Street – Riverside Lofts (Postponed)
3. 6541 Eastern Avenue – Wawa Gas Station

6541 Eastern Avenue – Wawa Gas Station

Zoning: M-2-1

Plans Date: 5 Feb 2010

Block/Lot: 6703/005

Urban Renewal: None

Environmental: Forest Conservation

Historic: None

Total Site Area: ±324,244 sqft (±7.44 Acres)

Gross Square Footage: ±4,769 sqft

In addition to Committee Members and Planning staff, in attendance was:

- Ben Kulp, Site Resources;
- David Gildea, Gildea & Schmidt;
- Charlie Marek, Gildea & Schmidt;
- Michael Clark, BTR Capital Group;
- Will Doane, Planning.

Project Summary:

This site has a developable area of ±6.14 acres (subtracting the Canton Railroad right-of-way). This was an industrial site, and the former warehouse building has been razed, leaving only the concrete foundation and parking field. The owner had previously considered a Planned Unit Development (PUD) for this site, but market demand did not support this concept. Instead, the owner would like to move forward with the proposed Wawa gas station and convenience store as a stand-alone project, and will revisit further development options when market conditions are more favorable. This is the second review.

Comments & Issues:

- Plans/Permits Review:
 - The Fire Department raised a question of the fuel truck staging over the underground tanks, or alternately that the truck may block the western-most pumps. Applicants stated that the tanks are built to support the weight of the trucks, and that there is no structural risk to the underground tanks. Additionally, fuel deliveries are scheduled for once per day, and are at off-peak times to avoid conflicts within the site, as well as to avoid inconveniencing customers.
 - In the previous meeting, the committee inquired about security measures. The Wawa will have a full security package with several cameras, both at the gas canopy as well as in the rear of the building for employee safety.
- Environmental/Landscaping:
 - A simple forest stand delineation letter has been submitted as part of the Forest Conservation program requirements to Gary Letteron.
 - The site is to be considered as one whole site for stormwater management purposes.

- Parking/Traffic:
 - Over the past few years there have been several rounds of negotiations with the Maryland Department of Transportation (MDOT), who ceded jurisdiction back to Baltimore's DOT. Applicants should provide a letter or other evidence confirming this arrangement.
 - There is an existing overhead sign on Eastern Avenue that will need to be relocated. Please show the location of this sign on the plans with a note that it will be relocated. Coordinate this action with MDOT as appropriate.
 - Two-way traffic is proposed through the gas pump islands. The 30' distance between the pumps provides an 8' wide parking lane for each side, plus a 14' bypass lane in the middle, which is sufficient.
 - This gas station will have diesel pumps, but they are intended to serve passenger vehicles, not large trucks.
 - Within the site, drive aisles are shown at 26' in width, and 30' in front of the building. The outside perimeter parking rows are now shown as 10' by 18' in dimension, which is acceptable. Spaces in front of the building are 10' by 20' which are larger than the 9' by 20' required, but are permissible at the applicant's option.
 - A note has been added to the plans stating that tie-up rings will be added to bollards in front of the store to provide a place to lock bicycles. This allows for bicycle accommodations without requiring a lot of space, and allows bike owners to see their bikes while in the store.
 - The sidewalk fronting on Eastern Avenue is continuous to adjacent parcels.
- Accessibility:
 - Ensure that all sidewalks and crossing locations have ADA accessible ramps. Please add ramps to the sidewalk in the islands along the access driveway from Eastern Avenue.

Next Steps:

- Proceed with BMZA appeal application.
- Submit two complete sets of revised plans for final approval and stamp.

NOTE:

- **Approvals of site plans are contingent upon the applicant fulfilling all the site plan requirements, Subdivision Rules and Regulations, Zoning Code requirements, Forest Conservation requirements, Critical Area and related environmental controls, Traffic Impact Study requirements, and addressing all comments provided by the Site Plan Review Committee during and after the plan review process.**
- **All approved final site plans must be stamped.**